

154.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

748,400 / 748,400

USE VALUE:

748,400 / 748,400

ASSESSED:

748,400 / 748,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
781		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: O'CONNOR MARY WINSTANLEY/ TRS	
Owner 2: MARY WINSTANLEY O'CONNOR 2020	
Owner 3: REVOCABLE TRUST	

Street 1: 781 CONCORD TPKE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: O'CONNOR MARY WINSTANLEY -	
Owner 2: -	
Street 1: 781 CONCORD TPKE	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	5000.000	338,000		410,400	748,400										
Total Card	0.115	338,000		410,400	748,400					Entered Lot Size					
Total Parcel	0.115	338,000		410,400	748,400					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	433.10	/Parcel: 433.10					Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		154.0-0004-0001.0		!12117!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date		
2022	101	FV	338,000	0	5,000.	410,400	748,400		Year end		12/23/2021		
2021	101	FV	328,200	0	5,000.	410,400	738,600		Year End Roll		12/10/2020		
2020	101	FV	328,200	0	5,000.	410,400	738,600		738,600 Year End Roll		12/18/2019		
2019	101	FV	246,900	0	5,000.	384,800	631,700	631,700	Year End Roll		1/3/2019		
2018	101	FV	246,900	0	5,000.	318,100	565,000	565,000	Year End Roll		12/20/2017		
2017	101	FV	246,900	0	5,000.	292,400	539,300	539,300	Year End Roll		1/3/2017		
2016	101	FV	246,900	0	5,000.	266,800	513,700	513,700	Year End		1/4/2016		
2015	101	FV	241,200	0	5,000.	261,600	502,800	502,800	Year End Roll		12/11/2014		

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes			
O'CONNOR MARY W	75479-129	1	8/28/2020	Convenience	99	No	No								
	20474-33		4/1/1990		99	No	No	A							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/13/2017	839	Ingr. Po	25,500	C					11/8/2008	Meas/Inspect	189	PATRIOT
6/25/2001	592	Addition	70,000	O				ADD 2ND FLOOR-1 BA	12/2/1999	Meas/Inspect	270	PATRIOT
8/3/1995	449		1,000					WDK 20X10	1/1/1982		CM	
5/25/1993	202		2,500					PORCH TO L.A.				

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---



EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good	SINK IN BSMT.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Very Good	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating: Average	

RESIDENTIAL GRID

Kits:	1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1
A Kits:		Rating:	
Fpl:	1	Rating: Good	
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1941
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	3 - Other
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

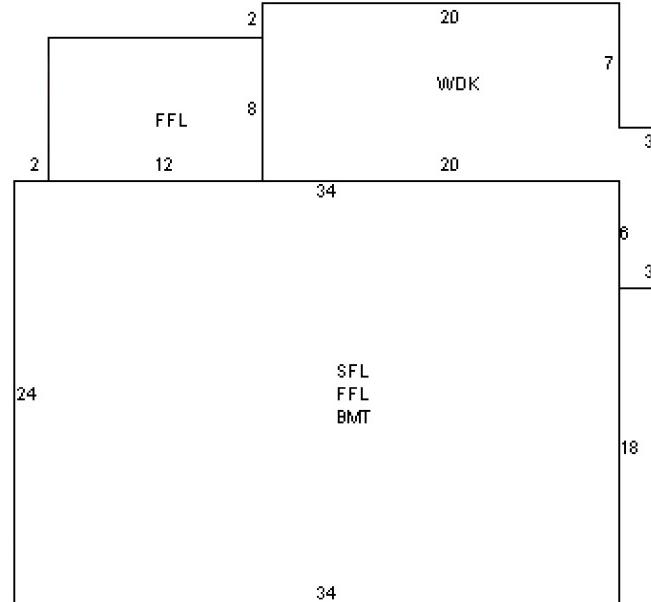
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

COMMENTS

SKETCH**OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No Unit	RMS	BRS	FL
1	6	3	

Totals			
1	6	3	

REMODELING**RES BREAKDOWN**

Rate	Parcel ID	Typ	Date	Sale Price

COMPARABLE SALES

WtAv\$/SQ:	AvRate:	Ind.Val

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	161.360	147,161
BMT	Basement	816	48.410	39,501
SFL	Second Floor	816	161.360	131,671
WDK	Deck	227	10.270	2,331

Net Sketched Area:	2,771	Total:	320,664
Size Ad	1728	Gross Area	2771

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**AssessPro Patriot Properties, Inc**